

1 [Planning Code - Castro Street Neighborhood Commercial District, 24th Street - Noe Valley
2 Neighborhood Commercial District, Upper Market Street Neighborhood Commercial Transit
3 District, and Parcels Zoned Neighborhood Commercial Transit on Market Street]

4 **Ordinance amending the Planning Code to require that certain uses obtain Conditional**
5 **Use authorization in the Castro Street Neighborhood Commercial District, the 24th**
6 **Street - Noe Valley Neighborhood Commercial District, the Upper Market Neighborhood**
7 **Transit District, and in the Moderate-Scale Neighborhood Commercial Transit (NCT-3)**
8 **District for parcels on Market Street west of Octavia Boulevard; affirming the Planning**
9 **Department's determination under the California Environmental Quality Act; and**
10 **making findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
15 **Board amendment additions** are in Arial font.
16 **Board amendment deletions** are in ~~Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. 150017 and is incorporated herein by reference. The Board affirms
25 this determination.

(b) On April 23, 2015, the Planning Commission, in Resolution No. 19359, adopted
findings that the actions contemplated in this ordinance are consistent, on balance, with the

1 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
 2 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
 3 Board of Supervisors in File No. 150017, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
 5 Planning Code amendment will serve the public necessity, convenience, and welfare for the
 6 reasons set forth in Planning Commission Resolution No. 19359 and the Board incorporates
 7 such reasons herein by reference. A copy of said Resolution is on file with the Clerk of the
 8 Board of Supervisors in File No. 150017 and is incorporated herein by reference.

9
 10 Section 2. The Planning Code is hereby amended by revising the Zoning Control
 11 Tables in Sections 715, 728, 731, and 733, to read as follows:

12 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING
 13 CONTROL TABLE**

No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
			1st	2nd	3rd+
* * * *					
Retail Sales and Services					
* * * *					
715.53	Business or Professional Service	§ 790.108	<i>PC</i>	P	C
* * * *					

24 **SEC. 728. 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT
 25 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	24th Street - Noe Valley		
			Controls by Story		
			1st	2nd	3rd+

Retail Sales and Services					

728.51	Medical Service	§ 790.114	<u>PC</u>	<u>CP</u>	

728.53	Business or Professional Service	§ 790.108	<u>PC</u>	<u>CP</u>	<u>C</u>

**SEC. 731. MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
NCT-3 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
			1st	2nd	3rd+

Retail Sales and Services					

731.50	Limited Financial Service	§ 790.112	P#	P	-

731.53	Business or Professional Service	§ 790.108	P#	P	P

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SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 731.50	§ 790.112	LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL USES Boundaries: Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard
§ 731.53	§ 790.108	Controls: A Conditional Use authorization is required for a Limited Financial Service use and for a Business or Professional Service use on the 1st story

SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Upper Market Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

Retail Sales and Services					

733.50	Limited Financial Service	§ 790.112	<i>PC</i>	-	-

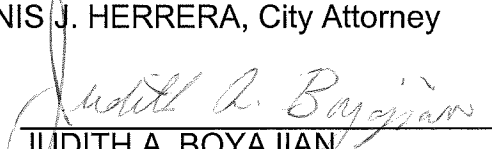
1	****				
2	733.53	Business or Professional Service	§ 790.108	<u>PC</u>	P C
3	****				
4					

5 Section 3. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.

9
10 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By:


JUDITH A. BOYAJIAN
Deputy City Attorney

20
21 n:\egana\as2014\1500331\00999085.doc



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Ordinance

File Number: 150017

Date Passed: June 02, 2015

Ordinance amending the Planning Code to require that certain uses obtain Conditional Use authorization in the Castro Street Neighborhood Commercial District, the 24th Street - Noe Valley Neighborhood Commercial District, the Upper Market Neighborhood Commercial Transit District, and in the Moderate-Scale Neighborhood Commercial Transit (NCT-3) District for parcels on Market Street west of Octavia Boulevard; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

May 11, 2015 Land Use and Transportation Committee - RECOMMENDED

May 19, 2015 Board of Supervisors - PASSED ON FIRST READING

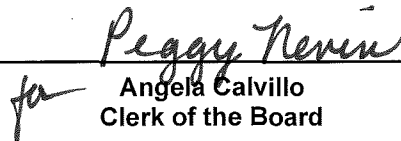
Ayes: 10 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Mar, Tang,
Wiener and Yee
Excused: 1 - Kim

June 02, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang,
Wiener and Yee

File No. 150017

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
6/2/2015 by the Board of Supervisors of the
City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Mayor



Date Approved